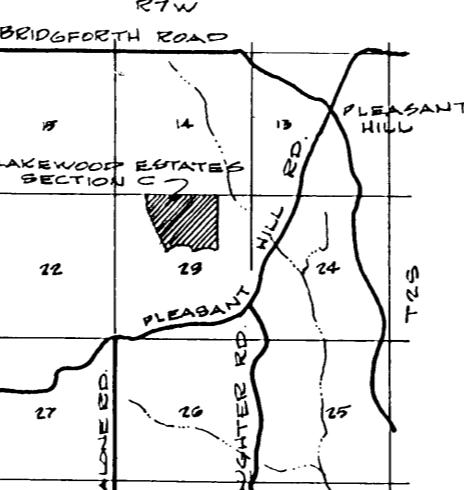


FINAL PLAT
OF
LAKWOOD ESTATES
SECTION C

LOCATED IN
SECTION 23, TOWNSHIP 2 SOUTH, RANGE 7 WEST
DESOTO COUNTY, MISSISSIPPI

184.2 ACRES ZONED "R-1"
JULY 14, 1973



LOCATION MAP
SCALE: 1" = 1 MILE

IRON PINS SET AT REAR LOT CORNERS AND
ON SIDE LOT LINES 35 FEET FROM FRONT
CORNER.

▲ DENOTES CONCRETE MONUMENT SET.

PROTECTIVE COVENANTS

We, the undersigned, Star Land Development Corporation, acting through its duly authorized officers, as Owner, and Lomas & Nettleton Mortgage Investors, acting through its duly authorized officers, as Mortgagors, join herein and covenant and agree respecting all the lots described in this subdivision, which is designated as "Lakewood Estates, Section C", with all purchasers and future owners, for a period of thirty years from the date these covenants are recorded, as more fully set out hereinafter in paragraphs 1 through 29, that the following Protective Covenants shall apply to each and every lot as hereinafter mentioned, to-wit:

All of the numbered lots in Lakewood Estates, Section "C" shall be used for residential purposes only, except as provided however, that anything hereinabove or hereinlater set forth to the contrary notwithstanding, any residence may be erected on any lot for church purposes even though not shown on the recorded plat and all building requirements pertaining to such residence shall not apply to churches but general building requirements shall apply. No structure shall be erected on any lot in Lakewood Estates, Section "C" other than single family dwellings not exceeding two stories in height above ground ceiling level together with the usual and customary out buildings, such as garages and servants quarters. All buildings erected on one of the above mentioned lots shall be of new construction.

2. No residence shall be located on any of the above mentioned numbered lots, in Lakewood Estates Section "C" unless the same face the street on which the lot fronts, except that any residence erected on a corner lot may face either street or both streets, but shall not be located closer than thirty-five (35) feet to an interior lot line or nearer than sixteen (16) feet to a building on the adjacent lot. The rear lot line set back per lot, shall conform to a minimum of twenty (20) feet. No garage or other out building located on any lot shall be located closer than twenty (20) feet to the side street line than the principal residence on said lot is located or erected. No residence shall be located on the lake or lakes shall be located closer than thirty (30) feet to the rear line of said lot, and no excavation or earthmoving work shall be done within ten (10) feet of any utility lines, including sewage lines and any such construction on any type of utility easement shall be done at the owners risk.

3. No more than one residence shall be erected and maintained at any time or upon any one of the above mentioned lots, and these restrictions shall be construed as prohibiting the owner of two or more contiguous lots from erecting one additional residence and locating the same as if said contiguous lots were but one single lot and upon completing such construction said lot shall thereafter be considered as one lot.

4. No obnoxious or offensive trade or activities shall be conducted, on the above described lots nor shall anything be done thereon which may become an annoyance or nuisance to the neighbors.

5. No house trailers shall be placed or maintained on any of the above described lots. No structure of a temporary character, such as shacks, shanties, etc., shall be erected on any of the above described lots with a pile or curtain-wall type of foundation shall have a curtain-wall extending around the entire house.

6. All improvements located on the above described lots shall be painted or stained upon erection unless they are constructed of materials such as brick, etc., which do not require the same.

7. Dwellings erected on lots located in Lakewood Estates Section "C" having lake frontage are to have a minimum ground floor area of 1,600 square feet in the case of one-story dwellings, exclusive of open porches, carports, or garages; and in the case of two-story dwellings, the minimum ground floor area is to be not less than 1,200 square feet.

8. Dwellings erected on lots located in Lakewood Estates Section "C" facing the lake are to contain a minimum of 1,400 square feet in the case of one-story dwellings, exclusive of open porches, carports, or garages; and in the case of two-story dwellings, the minimum ground floor area is to be not less than 1,000 square feet.

9. Dwellings erected on lots located in Lakewood Estates Section "C" not facing the lake are to have a minimum ground floor area of 1,300 square feet in the case of one-story dwellings, exclusive of open porches, carports, or garages; and in the case of two-story dwellings, the minimum ground floor area is to be not less than 1,000 square feet.

10. No improvements of any character shall be made on any of the above described lots until plans and specifications have been submitted to and approved by writing by the undersigned Star Land Development Corporation or by the person, group, corporation or association to whom the undersigned may delegate or assign such right of approval.

11. No outdoor clothes drying shall be allowed except in an area shielded from the view of the streets and the waterways.

ORDER AUTHORIZING CLERK TO CORRECT RESTRICTIVE COVENANTS ON
LAKEWOOD ESTATES S/D SEC. "C" PLAT

BE IT ORDERED:

The Chancery Clerk is authorized to make the following corrections in the Restrictive Covenants #22 and #29 of Lakewood Estates S/D Section "C", recorded in Plat Bk. 12, Pages 9-14:

22. The owner of each and every one of the lots herein subdivided will be the owner of an undivided interest in the lakes within the subdivision and the land covered by the said lakes, and the privilege and use of said lakes being subject to the following restrictions: (Same as shown on plat)

29. All headwalls shall be constructed in conformity with the typical headwall, a plat of which is on file with Star Land Development Corporation.

ORDERED AND DONE in regular term this the 8th day of May, 1974.

Obryan Scott

Walton Scott
President of the Board

23. The policing, maintenance, repairs, and the ad valorem and/or property taxes on the property located in the lake or lakes within the subdivision of the Lakewood Estates Association, Inc., a nonprofit property owners association, organized under the laws of the State of Mississippi. No owner of any lot or lots shall have any right to use the lakes or other common properties unless he is a member of the Association.

24. In order to defray the cost of policing, maintenance, repairs and the ad valorem and/or property taxes on the property located in the lake or lakes within the subdivision of the Lakewood Estates Association, Inc., a nonprofit property owners association, organized under the laws of the State of Mississippi. The Lakewood Estates Association, Inc. shall assess each owner of residential lots an annual maintenance assessment to be collected by its officers, and such assessment shall be paid by the owner of each lot in full each year, and, if not so paid, the same to bear interest at the rate of six (6) per cent per annum from date until paid. The amount of such assessment shall be fixed by the Board of Directors of Lakewood Estates Association, Inc. and shall be collected by the officers of the Lakewood Estates Association, Inc. per improved residential lot per annum, unless the owners of a majority of the lots to be assessed consent thereto, provided however, the Lakewood Estates Association, Inc. shall be liable to the owners of the dams, lakes, access lots, and recreation areas.

25. The owners of residence lots in Lakewood Estates shall pay to the Lakewood Estates Association, Inc. the sum of \$10.00 per annum per boat placed on the lake to be used by the officers in stocking said lakes with fish and building the docks provided for in Section 22.

26. Upon the termination of the entire interest of Star Land Development Corporation in the Subdivision, the Lakewood Estates Association, Inc. by and through its duly authorized officers shall adopt all plans and specifications for improvement to be made to residential lots in the Subdivision.

27. The Lakewood Estates Association, Inc. shall be governed by its duly adopted By-Laws. Each residential lot owner not delinquent in the payment of the assessments as provided in Section 24 and 25, shall be entitled to one (1) vote for each lot.

28. These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them a period of thirty (30) years, after which time said Covenants shall be automatically extended for successive periods of thirty (30) years, unless the owner or owners of the majority of the above described lots has been recorded in the public records agreeing to amend, modify or revoke said Covenants in whole or in part.

WITNESS the signature and Seal of Star Land Development Corporation, a Mississippi Corporation, acting by and through its duly authorized officers, and also witness the signature of Lomas & Nettleton Mortgage Investors, acting by and through its duly authorized officers, all on this the 8th day of August, 1973.

STAR LAND DEVELOPMENT CORPORATION

LOMAS & NETTLETON MORTGAGE INVESTORS

By W. C. James, Jr.
President

James Edward Gary
Vice President

Jack Mock
Secretary

John C. Moore
Secretary

OWNER'S CERTIFICATE OF DEDICATION

We, Star Land Development Corporation and Lomas & Nettleton Mortgage Investors, the undersigned owners of the property shown herein, hereby adopt this our plan of subdivision and dedicate the streets as shown to the public use forever, and hereby certify that we are the sole and freeholders of the property herein described and that we have not sold, mortgaged, or otherwise disposed of any kind or nature of any interest in the property shown herein by any mortgage, or any rights that have become due and payable. This the 8th day of August, 1973.

STAR LAND DEVELOPMENT CORPORATION LOMAS & NETTLETON MORTGAGE INVESTORS

By W. C. James, Jr.
President

James Edward Gary
Vice President

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority to and for said County and state, the within named W. C. James, Jr., President and Jack Mock, Secretary of Star Land Development Corporation, and James Edward Gary, Vice President and Lomas & Nettleton Mortgage Investors, and they have signed and delivered to me above and foregoing instrument on the date and place therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office this the 9th day of August, 1973.

Priscilla A. Sharpe
NOTARY PUBLIC

My Commission Expires:
May Commission Expires March 27, 1977

STATE OF MISSISSIPPI
COUNTY OF DESOTO

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION OF DESOTO COUNTY, MISSISSIPPI, ON THE 8th day of August, 1973.

J. R. Turner
Chairman

ATTEST: J. M. Powers
Secretary

APPROVED BY BOARD OF SUPERVISORS OF DESOTO COUNTY, MISSISSIPPI, ON THE 8th day of August, 1973.

J. H. Seigler
President

ATTEST: Clerk of the Board (Seal)

I hereby certify that the Subdivision Plat shown herin was filed for record in my office at 10:00 o'clock A.M. on August 8, 1973, and was immediately recorded in Plat Book No. 72, Page 89.

H. M. Seigler
Chancery Court Clerk

ENGINEER'S CERTIFICATE OF SURVEY

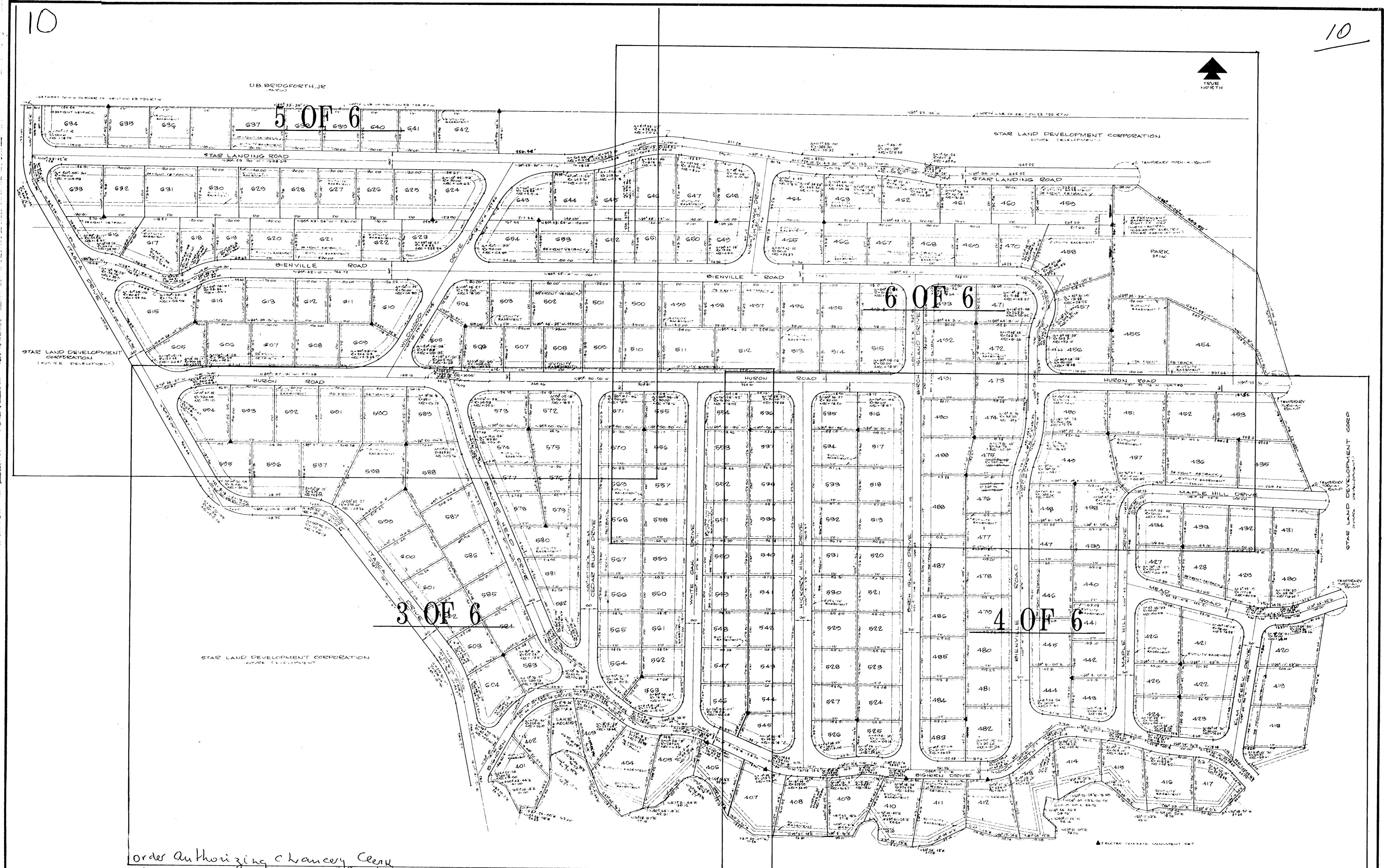
I hereby certify that I have surveyed the subdivision shown herein, and that this plat of same accurately shows the survey and is true and correct.

Ronald R. Williams
Ronald R. Williams, P.E.
Mississippi No. 4328

RONALD R. WILLIAMS & ASSOCIATES, INC.
CIVIL ENGINEERS
HERNANDO, MISSISSIPPI

10

10

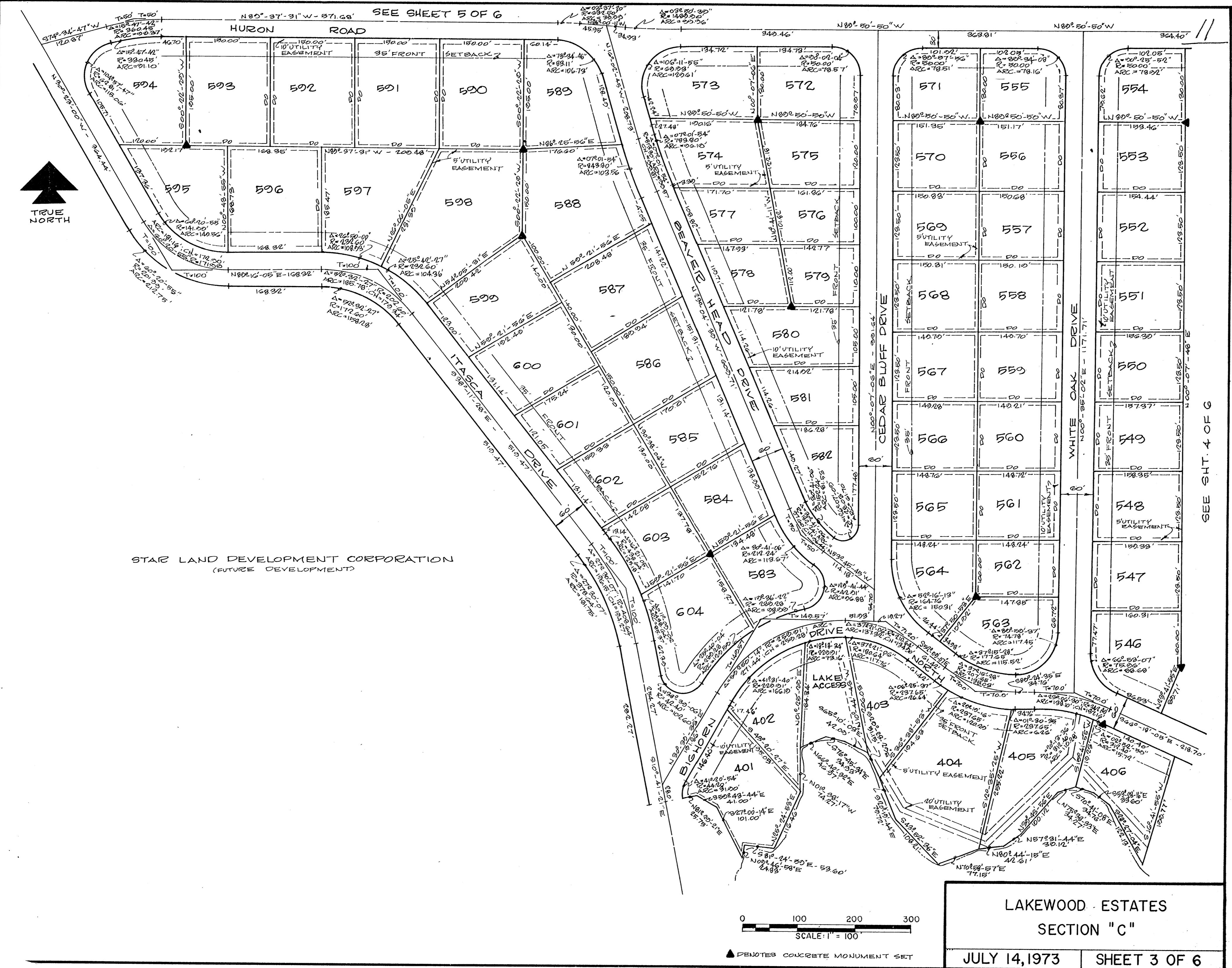


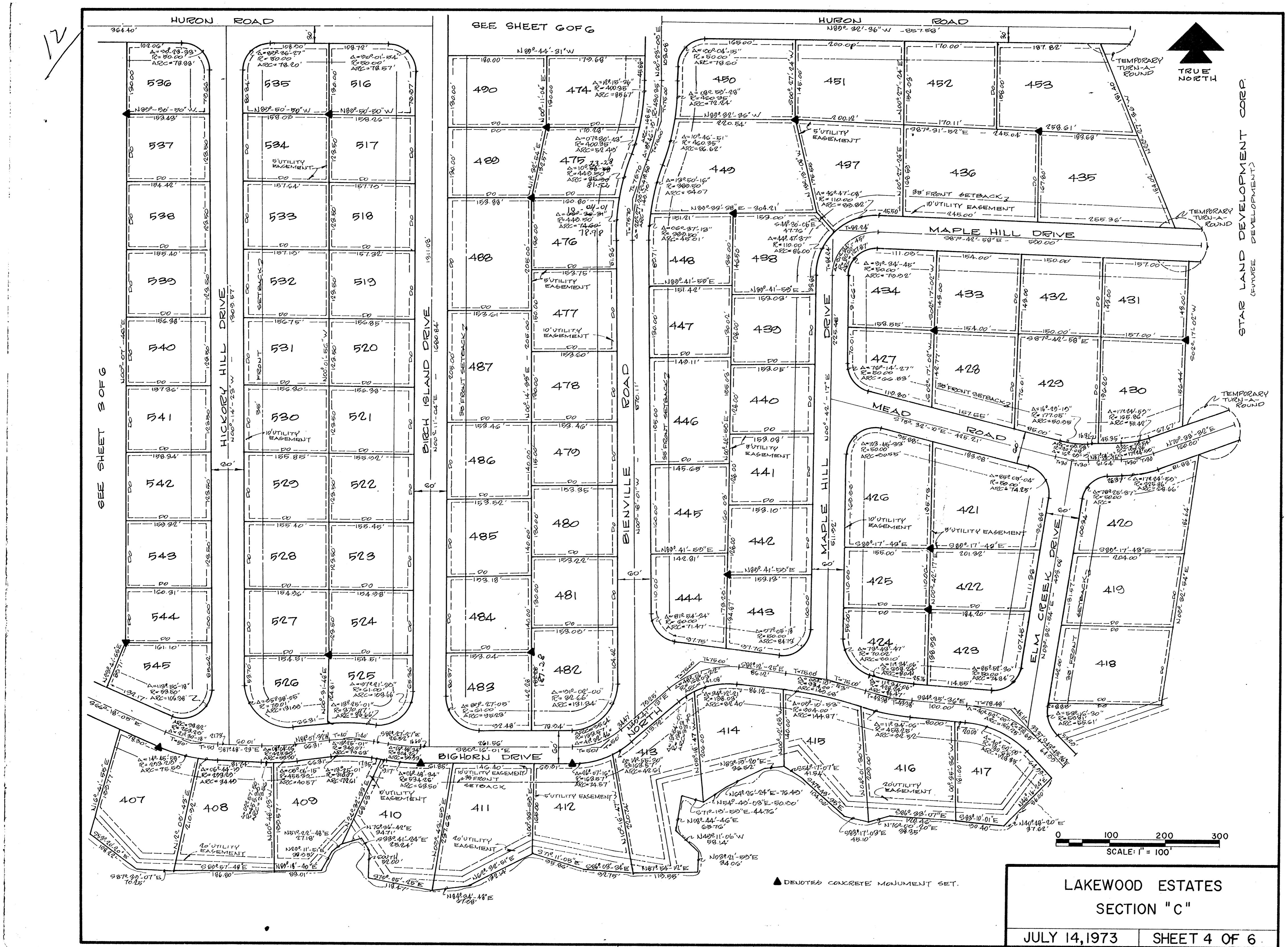
Order Authorizing Chancery Clerk
to Correct Subdivision Plat.
Lots 453, 458, 459, 475, 476, 482
Recorded in Supervisor's Minute Book
H.G. Page 169
This the 21st day of Aug. 1974
H. G. Ferguson, Clerk.

SHEET INDEX

LAKWOOD ESTATES SECTION "C"

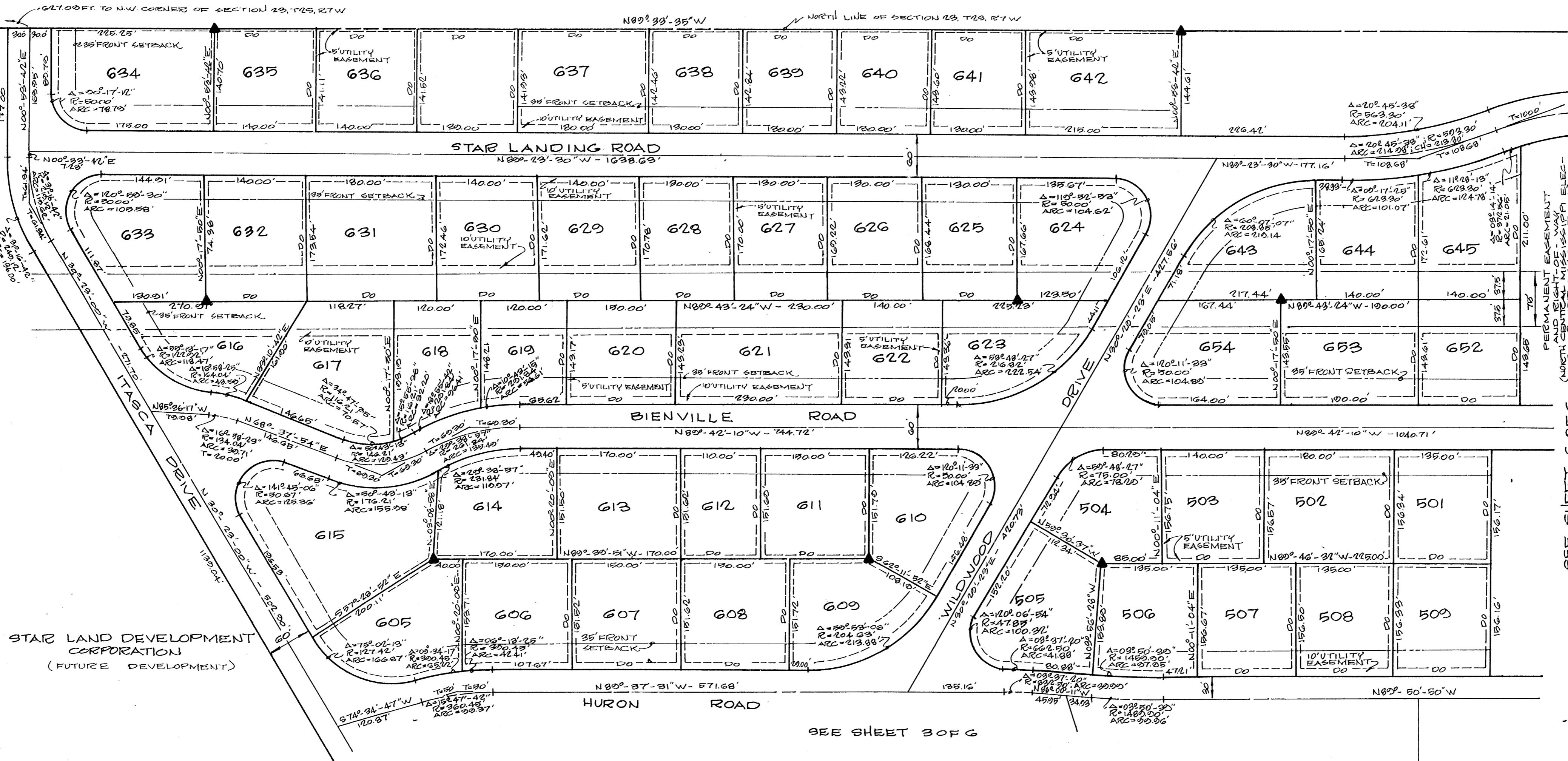
JULY 14, 1973 | SHEET 2 OF 6







13

TRUE
NORTHD.B. BRIOGFORTH, JR.
(FARMS)

LAKEWOOD ESTATES

SECTION "C"

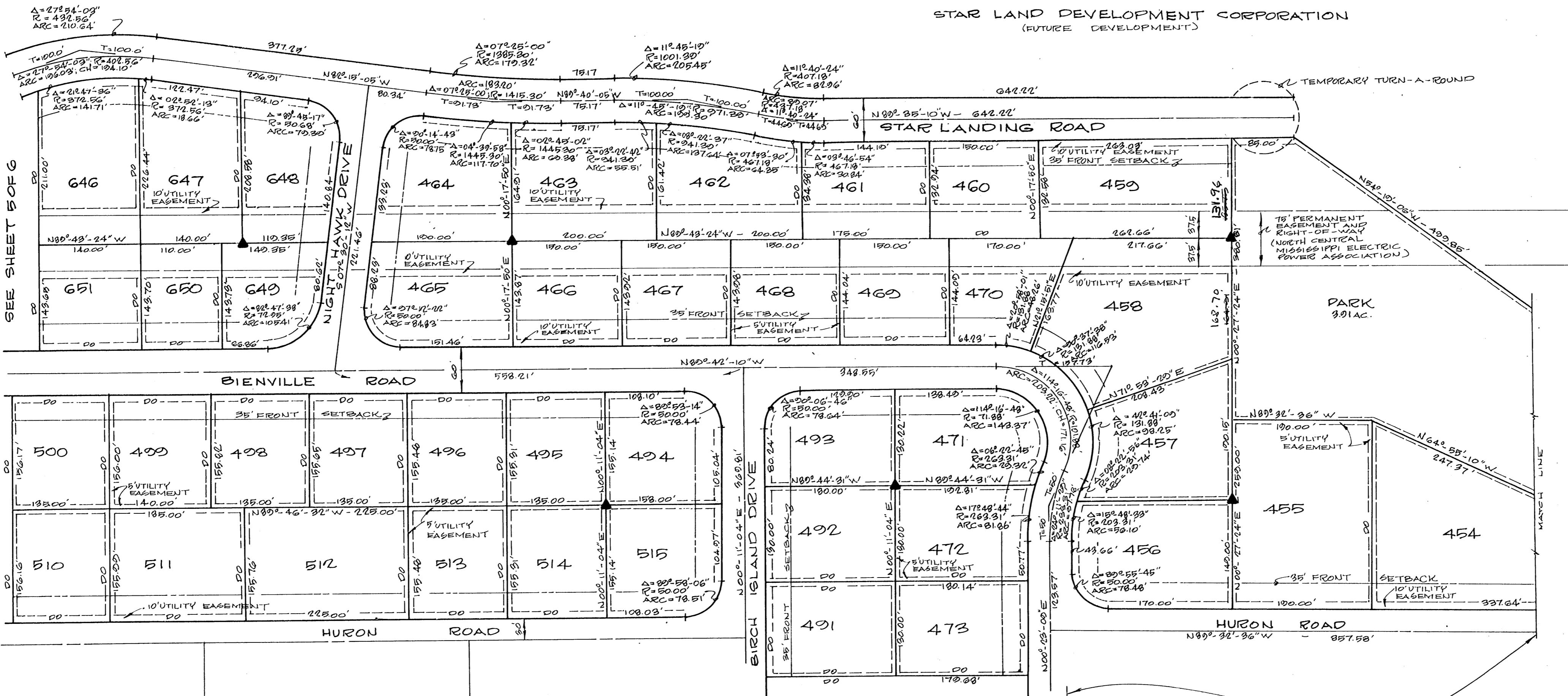
JULY 14, 1973 | SHEET 5 OF 6

SCALE: 1"=100'

TRUE
NORTH

N89° 33' - 35" W

~ NORTH LINE OF SECTION 28, T2S, R7W



LAKWOOD ESTATES
SECTION "C"
JULY 14, 1973 | SHEET 6 OF 6

0 100 200 300
SCALE: 1 = 100'